

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
February 23, 2026

The February 23, 2026 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

1. CALL TO ORDER BY SCLRC CHAIRMAN, Alex Zumbar

2. ROLL CALL – Board Members Present

Roll call found the following board members in attendance: Alex Zumbar, John Arnold, Peter Zahirsky and Alan Harold.

3. APPROVAL OF MINUTES OF DECEMBER 15, 2025 MEETING

Harold moved and Zahirsky seconded to approve the minutes of the December 15, 2025 meeting. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Arnold, Zahirsky and Harold.

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

- December 2025

Heather Cunningham reviewed the Treasurer's Report for the month of December. Arnold moved and Zahirsky seconded to approve the Treasurer's Report for December as presented. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Arnold, Zahirsky and Harold.

- January 2026

Heather Cunningham reviewed the Treasurer's Report for the month of January. Arnold moved and Zahirsky seconded to approve the Treasurer's Report for January as presented. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Arnold, Zahirsky and Harold.

6. SIDE LOT/VACANT LOT PROGRAM REPORT

**Sarah Peters provided the Side Lot Program Update:**

The report was newly formatted and board members thanked the staff for their work. Arnold moved and Zahirsky seconded to approve the Side Lot/Vacant Lot Report as submitted. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Arnold, Zahirsky and Harold.

7. NEW BUSINESS

a. Targeted Acquisitions Assistance Requests:

- City of Alliance – 4 Parcels

Peters presented three TAAP applications submitted by the city of Alliance involving four

parcels. The first is a certified tax-eligible vacant lot that was forfeited to the state; the city is requesting assistance in acquiring it through the Land Bank so it can be listed for resale and redevelopment. The second property, located at 317 West Columbia, is a certified tax-delinquent vacant structure that was also forfeited to the state. If acquired, the city intends to rehabilitate the structure and then list it for sale. The final application involves two parcels at 545 West Ely Street, a vacant former diner, where the city plans to pursue demolition before marketing the property for resale and redevelopment.

Arnold moved and Zahirsky seconded to approve the TAAP requests as submitted. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Arnold, Zahirsky and Harold.

#### City of Canton – 3 Parcels

The board reviewed two TAAP applications from the City of Canton. The first involves 2317 13th Street Northwest, a vacant, certified tax-delinquent property. The city is requesting acquisition assistance from the Land Bank to preserve the structure and redevelop the site to enhance the surrounding area. The second application includes two parcels located at 4001 Mahoning Road: a vacant commercial building and adjoining vacant lot previously used for parking. The city plans to redevelop the property to promote economic growth and improvement.

Arnold moved and Zahirsky seconded to approve the TAAP requests as submitted. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Arnold, Zahirsky and Harold.

#### b. Demolition Assistance Requests:

##### CommQuest Services, Inc. – Parcel #s 10008543 & 10008546

The board reviewed an application from CommQuest Services, Inc. requesting demolition funding assistance for “McKinley Hall”, a large, vacant, and deteriorating building located on its recovery campus in Massillon. The structure, which has been vandalized and poses safety concerns for clients and trespassers, is adjacent to active treatment facilities and is considered unsuitable for renovation. The total estimated demolition cost is \$499,885, and CommQuest is requesting 50% funding (\$249,942.50). Peters noted that the 2026 DAP budget of \$350,000 can cover the request along with a previously approved project for Canton for All People, with a minor shortfall of \$117.50 to be addressed through a budget transfer from Miscellaneous funds. Board members commented on the building’s large size and relatively reasonable demolition cost, and CommQuest provided context about their long-term facilities strategy to reduce excess buildings, improve safety, and create trauma-sensitive environments. McKinley Hall, acquired years ago for \$1, has remained unused due to prohibitive renovation costs and ongoing security issues.

Arnold moved and Zahirsky seconded to approve the demolition assistance request. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Arnold, Zahirsky and Harold.

Zumbar moved and Arnold seconded to transfer \$117.50 from Miscellaneous. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Arnold, Zahirsky and Harold.

The board continued its discussion regarding demolition assistance funding, noting that approval of the recent project has reduced the 2026 DAP budget to zero. With additional applications already submitted, staff asked whether the board would prefer to appropriate additional funds now or consider funding increases on a case-by-case basis as new requests come forward. Board members suggested that staff identify a potential funding not-to-exceed amount to provide flexibility while maintaining fiscal

oversight. They emphasized remaining open to worthwhile projects but acknowledged that priorities and emergencies may arise, and funding decisions may need to be timed accordingly. Staff noted that any additional appropriation would come from available cash on the balance sheet, but also cautioned that upcoming Welcome Home Ohio transfers should be considered before recommending a specific funding amount.

9. OLD BUSINESS

a. Stark Ceramics Update

John Anthony gave an update on the Stark Ceramics project, noting that the developer has submitted its Voluntary Action Program (VAP) application to the state and must now meet required milestones as the process moves forward.

There was a recent meeting with representatives from the Ohio EPA regarding questions about the property's existing oil wells located on the site, which fall outside the Ohio EPA's jurisdiction. Rather than requiring a new survey to exclude the wells, the parties agreed that the agency would likely address the matter through an exception in its eventual determination, such as a No Further Action (NFA) letter or covenant not to sue. Ohio EPA representatives asked RPC again to confirm that the office would be the depository for any public documents that need to be on display for public inspection, and staff agreed to do that.

While progress has been slower than desired, members acknowledged that environmental review and coordination with state and federal agencies can take time, particularly given earlier delays involving federal and state responsiveness. Some limited demolition activity has occurred, but full remediation has not yet begun and is expected to be the next major step once additional direction is received from the state. Members agreed to continue monitoring the project closely while recognizing that government processes can move slowly and that maintaining cooperation with agency partners remains essential.

b. Welcome Home Ohio Program Update

Peters noted two of the houses have been sold and another is due to close by the end of this month. Five of the ten homes now have qualified end users identified. Of the seven remaining properties, two are undergoing final inspection, four are in various stages of interior construction, and the final home is currently being framed. The projected completion timeline for the remaining five homes is April, ahead of the May 1 grant program deadline. However, because the grant also requires identified end buyers, staff has contacted Canton for All People to discuss the possibility of requesting an extension from the Department of Development (DOD). While an extension may be necessary, DOD has indicated they are granting extensions in similar cases.

c. FY26 – Demolition & Site Revitalization Program – Grant Update

Peters provided an update on the Fiscal Year 2026 Demolition and Site Revitalization Program grant. The county applied for and partially executed an agreement for \$230,000 in reserve funds available through the Department of Development (DOD). A handout outlined the projects proposed for inclusion under this grant. These include a former bowling alley on Mahoning Avenue in Alliance that was previously slated for another grant but encountered additional asbestos-containing material (ACM) costs and overruns; a former apartment building known as the Ritz at 756 6th Street Northwest in Canton; and a duplex on North Main Street in North Canton. The list also includes contingencies to potentially add another residential demolition project, along with administrative costs, within the \$230,000 allocation. The update was provided to keep the board informed of planned use of the grant funds.

10. NEXT MEETING – Thursday March 19, 2026 - 9:00 a.m.

11. ADJOURNED